

Recorded JUL 21 1969 at 12:40 p.m.
 Request of Salt Lake City Corp.
 Fee Paid HAZEL TAGGART CHASE
 Recorder, Salt Lake County, Utah
NO FEE By Ginn Jones Deputy
 Ref. Room 414

2296130

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment and that on the 26th day of May, 1969 with action being taken on June 9, 1969, Case No. 5747 by Terracor was heard by the Board. The applicant requested a variance on the property at 529 East South Temple for a permit to convert an existing residence to an office building contrary to the provisions of the Zoning Ordinance in a Residential "R-6" and Residential "R-7" District, a portion of the parking would not maintain the required design standards and would be in the front yard on South Temple Street, and a portion of the parking would be in a Residential "R-6" District which requires Planning Commission and Board of Adjustment approval, the legal description of said property being as follows:

Commencing at the Southwest corner of Lot 2, Block 8, Plat "D", Salt Lake City Survey and running North 214.50 feet; East 145 feet; North 20 feet; East 20 feet; South 107.26 feet; West 2.67 feet; South 11.20 feet; South $38^{\circ} 38'$ West 24 feet; South 97.3 feet, more or less to the South line of Lot 2; West 147.35 feet more or less to the point of beginning.

It was moved, seconded and unanimously passed that the requested variance to use the carriage house for an office building be denied on the basis that the Board has no authority to grant a "use" variance, but that a variance be granted to convert the residence itself to an office building and for parking in the front yard with at least a 31' setback from the property line on South Temple at the closest point, the parking in the rear of the dwelling to maintain a 22'6" setback from the property line on "F" Street and the parking lot to the north to maintain a 15' setback from property line on 1st Avenue in accordance with the plan filed with the case with the following provisions:

1. that the parking areas be defined by 6" poured concrete control curbs
2. that a masonry wall be constructed along the front of the parking lot back of the setback line
3. that the setback areas, the areas between the property line and the sidewalk and between the sidewalks and the curbs on all three streets be landscaped with lawn and/or shrubs, not rocks, and a sprinkling system be installed to assure proper maintenance
4. that the parking areas be drained and hardsurfaced under permit from and to meet the requirements of the City Engineer's office
5. that a solid fence or wall be constructed on all sides of the parking lots where they abut a residential district
6. the final plans showing all these requirements to be approved by the Board, a copy of the finally approved plan to be filed with the case.

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Abstract of Findings and Order on Case No. 5747

On June 30, 1969 the case was reopened on additional information and it was moved, seconded and unanimously passed, since the majority of the carriage house was found to be in the "R-7" zone, that a variance be granted to permit the carriage house to be converted into offices with the following provisions:

1. that the entire area facing South Temple be in landscaping except for a driveway from South Temple to their parking lot north of the building
2. that the front yard area be lawn and/or shrubs, not rocks, and a sprinkling system be installed to assure proper maintenance
3. that no building ever be erected in front of the carriage house
4. that all requirements regarding the parking lot fronting on 1st Avenue be met according to the restrictions as set up at the last hearing
5. that the plans for the entire project (including a landscaping plan) be subject to approval by a Committee of the Board, a copy of the finally approved plan to be filed with the case.

Mildred S. Snider

Subscribed and sworn to before me this 17th day of July, 1969.

W. D. Allen

Notary Public
Residing at Salt Lake City, Utah

My commission expires Oct 16 1972

